094.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,900 / 661,900
					USE VALUE:	661,900 / 661,900
					ASSESSED:	661,900 / 661,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOTOV PAUL O/NATASHA A
Owner 2:	
Owner 3:	
Street 1:	147 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLAIR BARBARA H -
Owner 2:	PLOUDE LINDA M -
Street 1:	147 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,454 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1837 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5454.000	294,200		367,700	661,900
Total Card	0.125	294,200		367,700	661,900
Total Parcel	0.125	294,200		367,700	661,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.41 | /Parcel: 360.4

Legal Description

User Acct 61408

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/25/19

!7713!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,200	0	5,454.	367,700	661,900	661,900	Year End Roll	12/18/2019
2019	101	FV	249,300	0	5,454.	414,400	663,700	663,700	Year End Roll	1/3/2019
2018	101	FV	233,900	0	5,454.	309,300	543,200	543,200	Year End Roll	12/20/2017
2017	101	FV	233,900	0	5,454.	280,100	514,000	514,000	Year End Roll	1/3/2017
2016	101	FV	233,900	0	5,454.	268,500	502,400	502,400	Year End	1/4/2016
2015	101	FV	220,900	0	5,454.	227,600	448,500	448,500	Year End Roll	12/11/2014
2014	101	FV	220,900	0	5,454.	215,900	436,800	436,800	Year End Roll	12/16/2013
2013	101	FV	220,900	0	5,454.	205,400	426,300	426,300		12/13/2012

PRINT

Date	Time
12/10/20	22:19:32

LAST REV

Date	Time
05/23/19	17:42:49
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR BARBARA H	35762-415		6/25/2002		391,000	No	No		
MORGAN CAROL/ET	27180-21		4/2/1997		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	61408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2019	148	Alterati	47,500	C				
11/30/2012	1567	Siding	27,450	C				
9/21/2011	1161	New Wind	7,000					
3/20/2007	164	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/25/2019	Meas/Inspect	DGM	D Mann
9/7/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
11/4/2008	Meas/Inspect	294	PATRIOT
9/2/2002	MLS	MM	Mary M
11/3/2000	Hearing N/C	189	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5454		Sq. Ft.	Site		0	70.	0.96	5			Topo	-10					367,682						367,700	

Total AC/HA: 0.12521 | Total SF/SM: 5454 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 367,682 | Spl Credit | Total: 367,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22173977
Const Adj.:	0.99396008
Adj $ / SQ:	157.867
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426369
Depreciation:	132174
Depreciated Total:	294195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

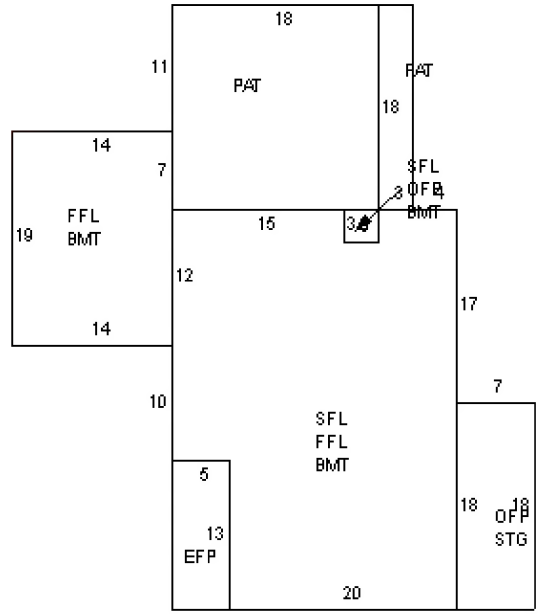
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.87
Special Features:	0	Val/Su Net:	81.34
Final Total:	294200	Val/Su SzAd	160.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,076	47.360	50,959
FFL	First Floor	1,067	157.870	168,444
SFL	Second Floor	770	157.870	121,479
PAT	Patio	378	3.220	1,218
OFP	Open Porch	135	28.550	3,854
STG	Storage	126	7.540	950
EFP	Enclos Porch	65	68.690	4,465
	Net Sketched Area:	3,617	Total:	351,369
Size Ad	1836.5000	Gross Are	3657	FinArea 1837

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	